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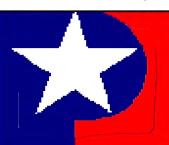
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0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
736,600 / 736,600
APPRAISED:
736,600 / 736,600
USE VALUE:
736,600 / 736,600
ASSESSED:
736,600 / 736,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		CANDIA ST, ARLINGTON

OWNERSHIP

Owner 1:	DELABARRE BYRON/BARBARA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 50 CANDIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	SAUNDERS AMANDA J -
Owner 2:	-

Street 1: 50 CANDIA ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 9,301 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9301		Sq. Ft.	Site		0	70.	0.75	5									489,318						489,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										57994
										GIS Ref
										GIS Ref
										Insp Date
										12/03/08

USER DEFINED

Prior Id # 1:	57994
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:59:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 090.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	9,301.	489,300	736,600	736,600	Year End Roll	12/18/2019
2019	101	FV	208,900	0	9,301.	496,300	705,200	705,200	Year End Roll	1/3/2019
2018	101	FV	208,900	0	9,301.	370,500	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	208,900	0	9,301.	335,500	544,400	544,400	Year End Roll	1/3/2017
2016	101	FV	208,900	0	9,301.	321,600	530,500	530,500	Year End	1/4/2016
2015	101	FV	196,700	0	9,301.	272,600	469,300	469,300	Year End Roll	12/11/2014
2014	101	FV	193,300	0	9,301.	258,600	451,900	451,900	Year End Roll	12/16/2013
2013	101	FV	193,300	0	9,301.	246,100	439,400	439,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAUNDERS AMANDA	49860-508		7/30/2007		455,900	No	No		
SULLIVAN RUTH	45530-320		7/1/2005		448,500	No	No		
SULLIVAN RUTH	28803-144		7/3/1998	Family		1	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	589	New Wind	4,000	C				
5/30/2014	565	Redo Kit	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
12/13/2005	MLS	HC	Helen Chinal
5/9/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:													
			%	1/2 Bath:	Rating:	A HBth:	Rating:													
				OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1												
Color: YELLOW				Fpl: 1	Rating: Average	Other		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				WSFlue:	Rating:	Upper														
GENERAL INFORMATION				Condo Information	RESIDENTIAL GRID															
Grade: C - Average				Location:	1st Res Grid Desc: Line 1 # Units: 1															
Year Blt: 1956	Eff Yr Blt:	Total Units:	Floor:	Level FY LR DR D K FR RR BR FB HB L O																
Alt LUC:	Alt %:	% Own:	Name:	Other		Upper														
Jurisdct: G15	Fact: .	Override:	General:	Lvl 2		Lvl 1														
Const Mod:	Lump Sum Adj:	Total: 31 %	Exterior:	Totals	RMs: 6	BRs: 3	Baths: 2	HB												
INTERIOR INFORMATION				Interior:	REMODELING								RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Functional:	Additions:	No Unit	RMS	BRS	FL												
		%	Economic:	Kitchen:	1	6	3													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Special:	Baths:																
		25 %	Override:	Plumbing:																
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:	Electric: 3 - Typical	Total: 31 %	Electric:																
Bsmnt Gar:	Insulation: 2 - Typical	Heat Fuel: 2 - Gas		Heating:																
	Int vs Ext: S	Heat Type: 3 - Forced H/W		General:	1	6	3													
# Heat Sys: 1	% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO	% Com Wall:																		
MOBILE HOME				WtAv\$/SQ: 105.00	CALC SUMMARY								COMPARABLE SALES							
SPEC FEATURES/YARD ITEMS				Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price											
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value				Const Adj.: 0.99742496																
				Adj \$ / SQ: 141.385																
				Other Features: 104500																
				Grade Factor: 1.00																
				NBHD Inf: 1.00000000																
				NBHD Mod:																
				LUC Factor: 1.00																
				Adj Total: 358413																
				Depreciation: 111108																
				Depreciated Total: 247305																
				WtAv\$/SQ:	AvRate:	Ind.Val:														
				Juris. Factor: 1.00	Before Depr: 141.38															
				Special Features: 0	Val/Su Net: 99.56															
				Final Total: 247300	Val/Su SzAd: 173.18															
				PARCEL ID 090-0-0004-0022.0																
				More: N	Total Yard Items:	Total Special Features:	Total:													
				IMAGE	AssessPro Patriot Properties, Inc															